

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/13 MAXWELD STREET ARDEER VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Ardeer

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/30 SUSPENSION STREET ARDEER VIC 3022	\$522,000	12-Jun-25
2/30 ROCKBANK ROAD ARDEER VIC 3022	\$475,000	06-Aug-25
12/84 ROCKBANK ROAD ARDEER VIC 3022	\$455,000	15-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 November 2025

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3/30 SUSPENSION STREET ARDEER VIC 3022

 2  1  2

Sold Price **\$522,000** Sold Date **12-Jun-25**

Distance **0.17km**



2/30 ROCKBANK ROAD ARDEER VIC 3022

 3  -  -

Sold Price **\$475,000** Sold Date **06-Aug-25**

Distance **0.43km**



12/84 ROCKBANK ROAD ARDEER VIC 3022

 2  1  1

Sold Price **\$455,000** Sold Date **15-May-25**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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